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KICKOFF MEETING TO BE HELD ON SHORELINE MASTER PROGRAM REVISION

Whitman County, the city of Pullman, and several other municipalities in the county are sponsoring a meeting next week to introduce the community to the Shoreline Master Program revision process. This kickoff session is scheduled from 6:00 to 9:00 p.m. on Wednesday, December 4, at the Public Works Building Auditorium, 310 N. Main Street, in Colfax.

The Shoreline Master Program (SMP) concept was created by the Washington State Shoreline

Management Act of 1972. This Act requires each city and county with applicable shorelines to develop an SMP to protect environmental resources at the water's edge, public promote access to and enjoyment o f shorelines. and accommodate water - dependent activities such as marinas and port facilities.

Pullman's existing SMP was adopted in 1974 as part of a joint effort with Whitman County. The only shorelines to which the Shoreline Management Act applies in Pullman are those associated with the South Fork of the Palouse River.

The Shoreline Act requires periodic updates of each local

The Shoreline Act requires periodic updates of each local government's SMP. For Whitman County and all pertinent cities therein, the law states that program updates are due by December 1, 2014. The law further states that

local jurisdictions may request additional time to complete the task.

In April of this vear, the Pullman City Council authorized the execution of interlocal agreement between Whitman County and the cities of Pullman, Albion, Colfax, Malden, Rosalia, Tekoa, and Palouse to form a coalition for purposes developing and adopting **SMP**



The Shoreline Master Program covers many subjects, including an inventory, analysis, and characterization of existing shorelines.

this agreement, the county, with the assistance of Pullman planning staff, has selected a consultant team (The Watershed Company of Kirkland and Berk, Inc. of Seattle) to perform the major tasks associated with this project. The Act requires the state to provide "reasonable and adequate" funding for local jurisdictions to prepare their SMP revisions, and funds have been allocated through the Washington State Department of Ecology (DOE) to Whitman County for this purpose.

Under current state requirements, SMP updates involve a substantial amount of work. process for an SMP update demands a public

updates for each jurisdiction. In accordance with participation plan; shoreline inventory and characterization; shoreline goals, policies, designations, and regulations; environment permit administration and enforcement rules; a cumulative impacts analysis; a shoreline restoration plan; State Environmental Policy Act compliance; and final approval by both the City Council and DOE.

> At the kickoff meeting on December 4, the consultant team will present a summary of the project and then entertain questions comments from the audience. All community members are invited to this session to learn more about the topic.

COMMISSION DISCUSSES MILITARY HILL NEIGHBORHOOD PETITION

In August, the city received a petition from property owners and residents in the Paradise Hills Subdivision Nos. 4, 5, and 6. These subdivisions, which encompass a total of 23 acres, are located in the vicinity of NW Terre View Drive between NW High Point Court and NW Valley View Drive on Military Hill. The petition, signed by 33 individuals, reads as follows: "The sole purpose of this is to ask the City of Pullman to rezone the area of Paradise Hills from R-2 to R-1. Which our covenants has stated single family homes."

Paradise Hills Subdivision Nos. 4, 5, and 6 include 63 lots. According to a recent planning department survey, 46 of the lots are occupied by single family homes, two lots have been built upon with townhouse developments (each development consisting of two dwellings attached side-by-side), and 15 lots are vacant. All of the homes in this area have been built within the past seven years. Mader Development, Inc. established these subdivisions, and it has plans to file a final plat within the next few months for approximately 18 additional lots to the west of Valley View Drive. Steve Mader is planning staff's local contact for this company.

As noted in the petition, the current zoning of the subject property is R2 Low Density Multi-Family Residential, and the petitioners' desire is to amend that designation to R1 Single Family



The construction of these townhouse developments inspired the circulation of the petition.

Residential. There are several differences between the R1 and R2 zoning classifications. The types of residences allowed in the R1 zone are single family dwellings and manufactured homes; the R2 zone allows those uses plus townhouses, duplexes, and apartments. The R1 rules require at least 6,000 square feet of land per residence, while the R2 regulations require a minimum of 3,000 square feet of land per dwelling; thus, a property owner can achieve greater housing density in the R2 district. Finally, the amount of land that can be covered with structures is greater in the R2 zone. maximum lot coverage is 35 percent in the R1 district, and 40 percent in the R2 zone.

In a recent conversation, one of the signatories to the petition informed planning staff that it was the construction of the two townhouse developments in the area that prompted the petition. These townhouse developments, located on NW Valley View Drive, were built within the past 18 months; they are not yet approved for occupancy. As indicated above, these attached dwellings would not be permitted in the R1 zoning classification requested by the petitioners.

In addition to requesting the zone change, the petition makes reference to covenants. These covenants are restrictions placed on the structures and activities in each subdivision. They are created and implemented by private parties (such as the developer and/or homeowners). As such, the city has no role in the administration or enforcement of these covenants.

The zoning code states that the city may initiate a zoning map change pertaining to property within its jurisdiction. After reviewing the petition filed in this case, planning staff scheduled a Planning Commission session for November 13 to ask the Commission to accept public input and take action on the request.

At the November 13 meeting, the Commission heard from four of the petitioners. neighborhood petitioners stated their that covenants had been changed to allow for the construction of the townhouses, and these "poor quality," attached dwellings would likely result in proportionately more vehicle traffic and reduced property values. During the meeting, planning staff said it had recently consulted with Steve Mader on this topic, and Mr. Mader indicated he was opposed to the petitioners' request because it would limit flexibility and potentially create nonconforming structures in the subdivisions.

When it came time for Commission discussion, the members raised several points. First, they acknowledged that covenants appeared to be an issue in this case, but they noted that the city had no involvement with those covenants. They expressed empathy for the petitioners, but they said the requested zone change could result in the establishment of nonconformities. Also, they mentioned that R1 zoning would not guarantee a particular level of housing quality in the neighborhood. In the end, the Commission voted 6-1 to decline to initiate a zone change for the property in question.

HEARING SCHEDULED FOR HIGH SCHOOL RECONSTRUCTION PROJECT

Last month, the Pullman School District submitted a conditional use permit application to reconstruct the Pullman High School at its existing location at 510 NW Greyhound Way. The Pullman Board of Adjustment is scheduled to hold a public hearing to consider and act on this request on Monday, December 16, at 7:30 p.m. in the City Hall Council Chambers.



The existing Pullman High School building was completed in 1972.

This project involves demolition of a majority of the existing structure, renovation of 47,000 square feet of existing building floor area, construction of 135,000 square feet of new building floor area, and expansion of the number of vehicle parking spaces by 14 to raise the total number of spaces to approximately 328.

The high school property is located in an R1 Single Family Residential district. The Pullman zoning code classifies educational facilities as conditional uses in the R1 zone. Conditional uses are developments that warrant special consideration before being established or altered in a particular area due to their potential impacts on surrounding properties. The city encourages anyone who has an interest in this matter to participate in the upcoming Board of Adjustment hearing.



Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
College Hill Design Standards	formulate design standards for new construction	College Hill Core	stakeholders meeting held 10/27/11 on design concepts; PC accepted input on concepts 11/13/13; continued PC review tentatively scheduled for 12/18/13 meeting
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	PC reviewed proposal 10/23/13; CC authorized submittal of hospital district annexation petition on 11/12/13; staff awaiting hospital action on request
Sunnyside Heights Addition No. 7 Preliminary Plat	divide 3.4 acres into 11 lots and public streets in R2 zone	north of intersection of SW Center Street and SW Panorama Drive	probable PC hearing to be scheduled for 12/18/13
Whispering Hills No. 9 Final Plat and Final PRD	divide 9.9 acres into 32 lots and public streets, including a 9-lot planned residential development	SW Center Street south of SW Panorama Drive	CC meeting scheduled for 12/2/13
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Zoning Code Amendment (Recreational Marijuana)	code amendment to regulate recreational marijuana facilities	Citywide	CC passed six-month moratorium 9/24/13; staff developing standards
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting scheduled for 12/4/13 in Colfax
Pullman High School Reconstruction Conditional Use Permit (C-13-4)	demolish portion of existing building, renovate 47,000 square feet of existing building, and add 135,000 square feet of floor area	510 NW Greyhound Way	BOA hearing scheduled for 12/16/13
SEL Child Care Center Conditional Use Permit (C-13-5)	construct 14,000-square-foot child care center building on 2.2-acre site	southwest corner of NE Hopkins Court and NE Andrus Drive	BOA hearing scheduled for 12/16/13
College Hill Historic Property Inventory	use federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	consultant filed draft survey report 8/19/13; DAHP approved report 10/10/13; staff preparing close-out documents
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 40 properties	vicinity of Grand Avenue and Main Street	DAHP approved application 6/10/13; CC approved contract 11/12/13; staff preparing request for consultant proposals
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the local historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	CC reviewed nomination on 11/12/13, and postponed action pending possible code revision
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the local historic register	northeast corner of NE Spring and E. Main Street	CC action deferred pending possible code revision
940 Maple Street Addition site plan (13-5)	add four bedrooms to existing duplex	940 NE Maple Street Extension	staff requested applicant to revise site plan
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square- foot lot	1245 NE Valley Road	staff requested applicant to revise site plan
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan



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WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Relay Application Innovation Office Building site plan (13-11)	construct 5,800-square-foot building on 83,445-square-foot lot	895 SE Clearwater Drive (south of Pullman Regional Hospital)	staff reviewing revised site plan
Medstar Hangar site plan (13-12)	add 1,300-square-foot mobile home to existing hangar	Pullman-Moscow Airport (7740 Airport Complex North)	staff approved site plan 11/21/13
PBC/KIP Communication Tower site plan (13-13)	construct 165-foot-tall cell tower and related facilities	east of City Cemetery and south of Pullman Regional Hospital	staff requested applicant to revise site plan
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University



KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list..

2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.